



**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.4860 ACRES (238,970 SQUARE FEET) OUT OF THE THOMAS P. DAVY SURVEY NO. 3, ABSTRACT NO. 169 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2.335 ACRE TRACT CONVEYED TO ENGLAND RANCH SE LIMITED PARTNERSHIP IN DOCUMENT NO. 2017020769 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), A PORTION OF A CALLED 12.411 ACRE TRACT CONVEYED TO ENGLAND RANCH SE LIMITED PARTNERSHIP IN DOCUMENT NO. 2012078047 (O.P.R.W.C.T.), AND A PORTION OF A CALLED 19.935 ACRE TRACT CONVEYED TO ENGLAND RANCH SE PARTNERSHIP IN DOCUMENT NO. 2013104301 (O.P.R.W.C.T.), SAID 5.4860 ACRES BEING MORE PARTICULARLY DESCRIBED IN THREE PARTS BY METES AND BOUNDS AS FOLLOWS:**



TBPLS Firm #10174300  
PO Box 90876  
Austin, TX 78709  
512.537.2384  
[www.4wards.com](http://www.4wards.com)

**BEGINNING**, at a 5/8-inch iron rod found at a corner in the north right-of-way line of Ranch to Market Road 620 (right-of-way varies), and being the southwest corner of a called 0.0797 acre tract (described as Tract 416) conveyed to Williamson County, Texas, in Document No. 2003034275 (O.P.R.W.C.T.), and being the southwest corner of a called 1.98 acre tract conveyed to Larry H. Lugo et ux, in Volume 939, Page 861 of the Deed Records of Williamson County, Texas (D.R.W.C.T.), and being the southeast corner of said England 19.935 acre tract, for the southeast corner and **POINT OF BEGINNING** hereof;

**THENCE**, with the north right-of-way line of said RM 620, in part with the south lines of said England 19.935 acre tract, said England 2.335 acre tract and said England 12.411 acre tract, **S75°57'04"W**, passing at a distance of 18.50 feet, a TxDot Type II brass disc found, and continuing for a total distance of **716.46** feet to a calculated point for the southwest corner hereof, said point being at the intersection of the north right-of-way line of said RM 620 with the east right-of-way line of Pearson Ranch Road (114' right-of-way, partially described in a deed to Round Rock Independent School District in Doc. No. 2017020770 (O.P.R.W.C.T.)), and being in the south line of said England 12.411 acre tract, from which a 1/2-inch iron rod found at a corner in the north right-of-way line of said RM 620, and being the southwest corner of said England 12.411 acre tract bears, **S75°57'04"W**, a distance of 347.50 feet;

**THENCE**, with the east right-of-way line of said Pearson Ranch Road, and with the west line of the east remainder tract of said England 12.411 acre tract, the following three (3) courses and distances:

- 1) **N01°49'21"W**, a distance of **24.70** feet to a calculated point for a point of curvature hereof,
- 2) Along the arc of a curve to the left, having an arc length of **82.16** feet, having a radius of **1,057.00** feet, and a chord that bears **N04°02'58"W**, a distance of **82.14** feet to a calculated point for a point of tangency hereof, and
- 3) **N06°16'34"W**, a distance of **272.07** feet to a calculated point for the northwest corner hereof;

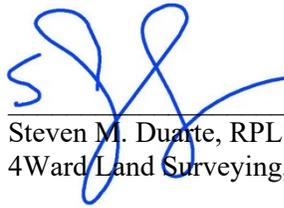
**THENCE**, leaving the east right-of-way line of said Pearson Ranch Road, over and across said England 19.935 acre tract, said England 2.335 acre tract and said England 12.411 acre tract, **N75°16'48"E**, a distance of **552.20** feet to a calculated point for the northeast corner hereof, said point being in the common line of said Lugo tract and said England 19.935 acre tract, from which a mag nail found at a corner in the common line of said Lugo tract and said England 19.935 acre tract bears, **N29°52'26"W**, a distance of 29.78 feet;

Exhibit A

**THENCE**, with the east line of said England 19.935 acre tract, in part with the west lines of said Lugo tract and said Williamson County Parcel 416, and in part with the north right-of-way line of said RM 620, **S29°52'26"E**, passing at a distance of 378.71 feet, a TxDot Type II brass disc found at a corner in the north right-of-way line of said RM 620, and being the northwest corner of said Williamson County Parcel 416, and continuing for a total distance of **396.08** feet to the **POINT OF BEGINNING** and containing 5.4860 Acres (238,970 Square Feet) of land, more or less.

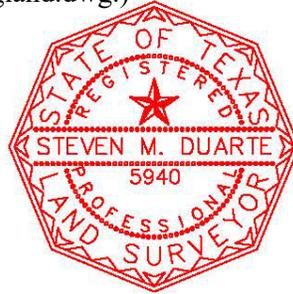
**Notes:**

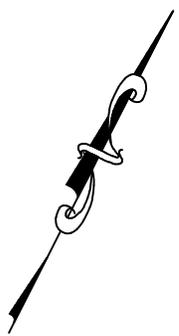
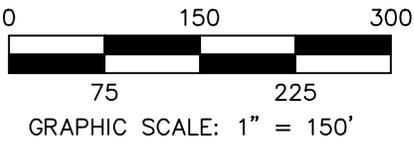
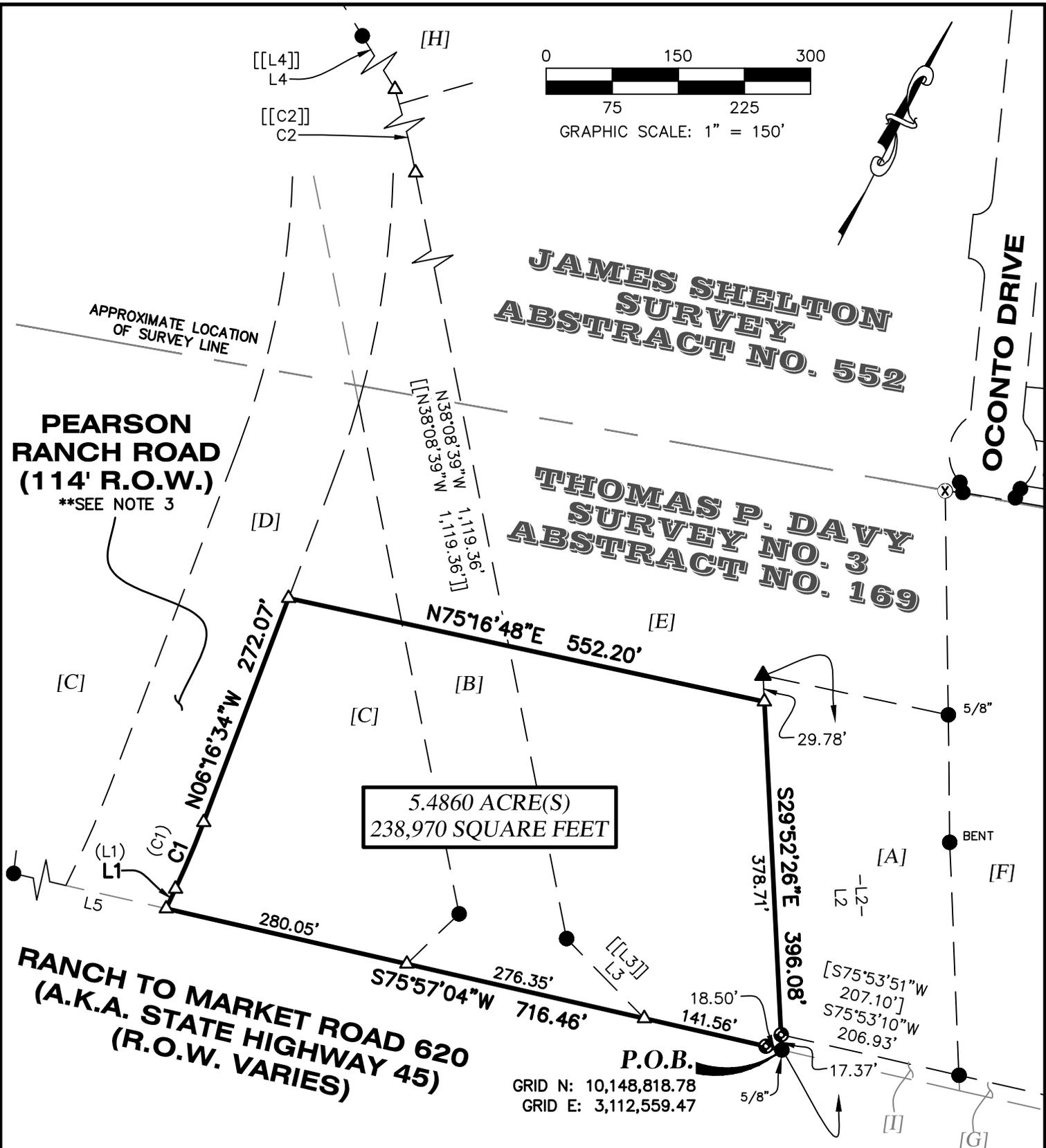
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000117103449. See attached sketch (reference drawing: 00667\_zoning-England.dwg.)



**5/11/20**

Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





**JAMES SHELTON  
SURVEY  
ABSTRACT NO. 552**

**THOMAS P. DAVY  
SURVEY NO. 3  
ABSTRACT NO. 169**

**PEARSON  
RANCH ROAD  
(114' R.O.W.)**  
\*\*SEE NOTE 3

**RANCH TO MARKET ROAD 620  
(A.K.A. STATE HIGHWAY 45)  
(R.O.W. VARIES)**

**OCONTO DRIVE**

**5.4860 ACRES  
238,970 SQUARE FEET**

**P.O.B.**  
GRID N: 10,148,818.78  
GRID E: 3,112,559.47

**5.4860 ACRES  
City of Austin,  
Williamson  
County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	5/11/2020
Project:	00667
Scale:	1" = 150'
Reviewer:	SMD
Tech:	SMD
Field Crew:	TS/DR
Survey Date:	JAN. 2019
Sheet:	1 OF 3

[A]  
 REMAINDER OF  
 CALLED 1.98 ACRES  
 LARRY H. LUGO AND WIFE  
 DIANE H. LUGO  
 VOL. 939, PG. 861  
 D.R.W.C.T.

[H]  
 LOT 1, BLOCK "D"  
 PEARSON RANCH SECTION  
 TWO  
 DOC. NO. 2013086487  
 O.P.R.W.C.T.

[B]  
 CALLED 2.335 ACRES  
 ENGLAND RANCH SE  
 LIMITED PARTNERSHIP  
 DOC. NO. 2017020769  
 O.P.R.W.C.T.

[I]  
 CALLED 0.0797 ACRE  
 (PARCEL NO. 416)  
 WILLIAMSON COUNTY,  
 TEXAS  
 DOC. NO. 2003034275  
 O.P.R.W.C.T.

[C]  
 REMAINDER OF  
 CALLED 12.411 ACRES  
 ENGLAND RANCH SE  
 LIMITED PARTNERSHIP  
 DOC. NO. 2012078047  
 O.P.R.W.C.T.

[D]  
 CALLED 1.998 ACRES  
 ROUND ROCK INDEPENDENT  
 SCHOOL DISTRICT  
 DOC. NO. 2017020770  
 O.P.R.W.C.T.  
 (SEE NOTE NO. 3)

[E]  
 CALLED 19.935 ACRES  
 ENGLAND RANCH SE PARTNERSHIP  
 DOC. NO. 2013104301  
 O.P.R.W.C.T.

[F]  
 CALLED 10.7230 ACRES  
 CWS BRUSHY MF, L.P.  
 DOC. NO. 2019021412  
 O.P.R.W.C.T.

[G]  
 CALLED 0.0576 ACRE  
 (PARCEL NO. 417)  
 WILLIAMSON COUNTY, TEXAS  
 DOC. NO. 2003025326  
 O.P.R.W.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N01°49'21"W	24.70'
L2	S29°52'26"E	425.86'
L3	N71°14'10"W	126.39'
L4	N58°29'48"W	870.43'
L5	S75°57'04"W	347.50'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	N01°49'21"W	24.68'
-L2-	S27°38'00"E	426.02'
[[L3]]	N71°14'11"W	126.34'
[[L4]]	N58°29'48"W	870.43'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	82.16'	1,057.00'	4°27'13"	N04°02'58"W	82.14'
C2	375.47'	1,057.00'	20°21'10"	N48°19'14"W	373.50'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
{C1}	82.16'	1,057.00'	4°27'13"	N04°02'58"W	82.14'
[[C2]]	375.47'	1,057.00'	20°21'10"	N48°19'14"W	373.50'

**5.4860 ACRES**  
**City of Austin,**  
**Williamson**  
**County, Texas**

 <b>4WARD</b> <i>Land Surveying</i> <small>A Limited Liability Company</small>	Date: 5/11/2020
	Project: 00667
	Scale: 1" = 150'
	Reviewer: SMD
	Tech: SMD
	Field Crew: TS/DR
	Survey Date: JAN. 2019
Sheet: 2 OF 3	
PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	

## LEGEND

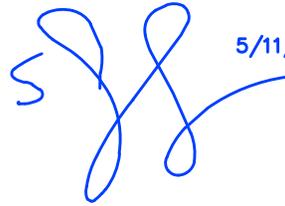
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	TXDOT TYPE II BRASS DISC FOUND
	CALCULATED POINT
	MAG NAIL FOUND
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2017020770
[.....]	RECORD INFORMATION PER TXDOT RIGHT-OF-WAY MAP
-.....-	RECORD INFORMATION PER VOL. 939 PG. 861
[[.....]]	RECORD INFORMATION PER DOC. NO. 2017020769

**NOTES:**

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117103449.

2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

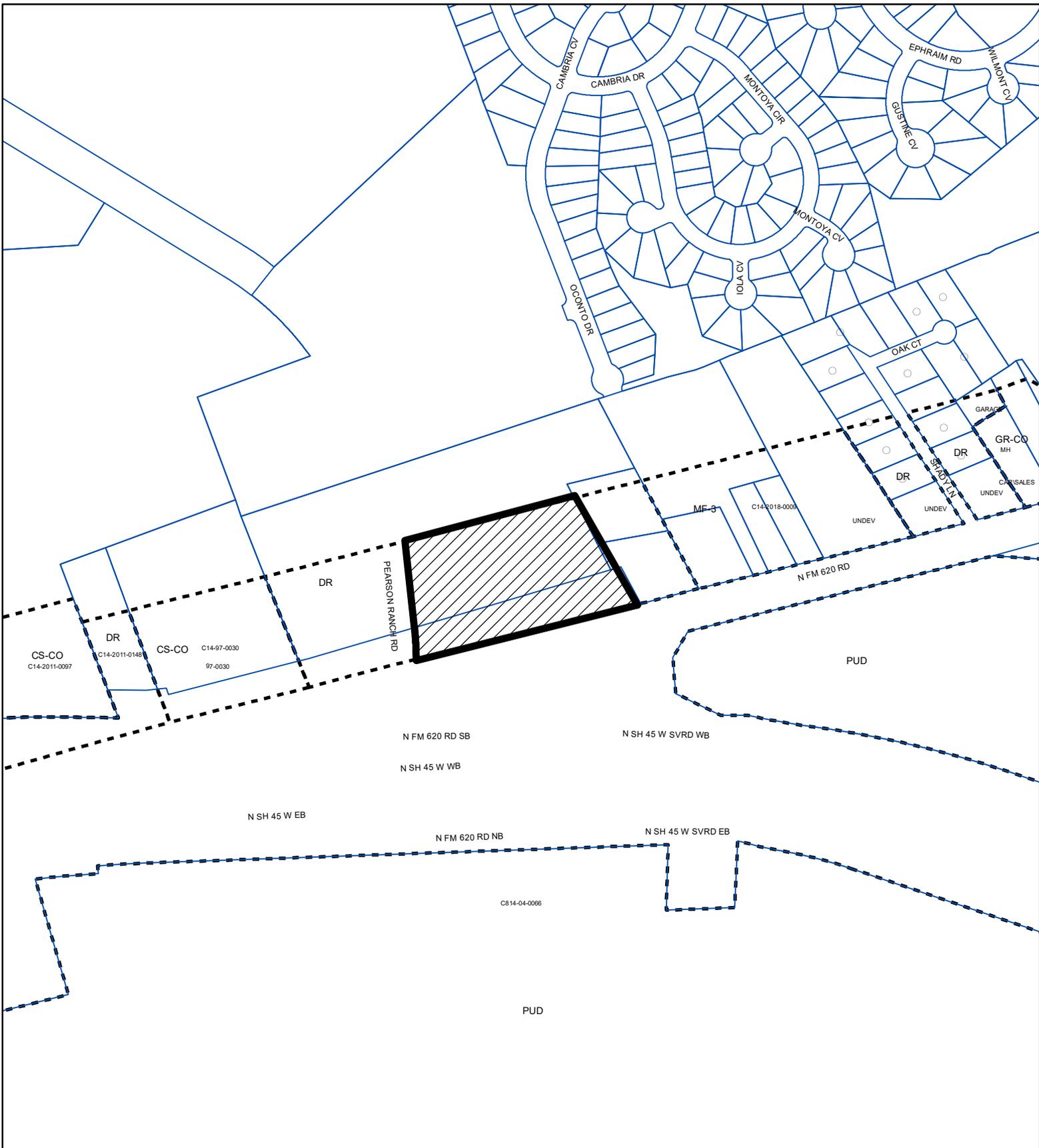
3. THIS TRACT APPEARS TO BE A PUBLIC RIGHT-OF-WAY, BUT NO DEDICATION INFORMATION WAS FOUND BY THE SURVEYOR.

 5/11/2020



**5.4860 ACRES**  
**City of Austin,**  
**Williamson**  
**County, Texas**

 A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Date:	5/11/2020
	Project:	00667
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	Survey Date:	JAN. 2019
Sheet:	3 OF 3	



**ZONING**

**ZONING CASE#: C14-2020-0099**

**Exhibit B**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**Created: 8/31/2020**